

PREFACE

INTRODUCTION

By the Spring of 1995, the City of Carmel and Clay Township area had experienced such significant growth as to exceed all projections from the 1991 Comprehensive Plan Update. The rapid build out pace threatened the preservation of community values and cultural amenities throughout the community. The Plan Commission and Department of Community Services realized the importance of strategically and comprehensively addressing the communities' vision for the future and implementing measures to ensure that development did not overrun the communities' acceptable limitations. HNTB Corporation, a local consultant and consultant to the 1991 Comprehensive Plan, was selected to guide this effort through a unique and challenging citizen participation program entitled *Carmel-Clay 2020 Vision*.

DESCRIPTION OF THE PLANNING PROCESS

2020 Vision brought historic and projected analyses of land use and development trends in Carmel and Clay Township to the public through a series of neighborhood-based workshops and community-wide presentations. The input received at the neighborhood workshops in conjunction with a telephone survey and a series of facilitated focus group sessions guided the formulation of a prioritized consensus of public concerns and long term goals.

This document chronicles the research and analyses that provide the fundamental building blocks of the *2020 Vision* process and takes one step further. It evaluates the relationship of consensus items and public perception to historic and projected trends and makes specific recommendations for amending public policy in Carmel-Clay Township to achieve the community goals established in the *2020 Vision* process. This plan is an action guide designed to respond to the rapid and changing development trends in Carmel-Clay Township. It is designed to enable the public to preserve the quality of life that attracted them; that has made Carmel-Clay Township the fastest growing community in the State of Indiana.



It is important to understand the purpose of consensus building, the function of a comprehensive plan and the relationship a plan has to a zoning ordinance or subdivision regulations. In terms of an analogy, planning for a community is very similar to the steps a family takes to remodel and add on to their home. In the first step the family talks through the aspects of the home that they like and don't like. Through these discussions they then determine what rooms they need to preserve and what rooms should be added onto, as well as new spaces to the home. In the building of a city this is the consensus building stage or in this example the *Carmel-Clay 2020 Vision*.

Having consensus on the future shape of the house, the family then moves into the phase of having specific plans drawn up showing the electrical plan, the framing plan and other specific functional drawings which show how the house will be constructed. In city building, this is analogous to the preparation of the functional plans of a comprehensive plan, including a land-use plan, a thoroughfare plan, parks plan etc.

Once the vision has been established and functional plans drawn showing how that vision would look, the family moves into the phase of selecting roof materials, types of windows, interior colors etc. These are all items which are important to achieving the original vision but cannot be determined until the functional plans showing their placement are developed. In the building of a community, these implementation devices are the changes in a zoning ordinance or subdivision regulations which are needed to achieve a land use plan.